

Notice of Application



CITY OF
ISSAQUAH
WASHINGTON

Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 DSD@issaquahwa.gov

Project Name: Riva Townhomes

Application: November 6, 2015

Application Complete: November 9, 2015

Notice of Application: November 25, 2015

Notice of Application Public Comment Period:

November 25, 2015 to December 18, 2015

(See Public Comment below for more information)

PROJECT INFORMATION

File Number(s): SDP15-00004

Project Description: New construction of a 36-unit townhome development with attached garages. Site access is on Newport Way. The site is currently undeveloped and contains significant sensitive areas. The city has a concurrent project to locate the Anti-Aircraft Creek culvert on the site ([See Attachment A, Site Plan](#))

Project Location: Parcel No. 2024069115 ([See attachment B, Vicinity Map](#))

Size of Subject Area in Acres: 8.39 **Sq. Ft.:**

Applicant: Stacia Bloom, Core Design, Inc. 14711 NE 29th Place, Suite 101, Bellevue, WA 98007
Phone: 425-885-7877 ext. 521; Email: slb@coredesigninc.com

Decision Maker: Development Commission - Level 3 process

Required City Permits: Site Development Permit, SEPA, Administrative Adjustment of Standards

Required City Permits, Not Part of this Application: Building Permit, Site Work Permit, Landscape Permit

Required Studies: Wetlands, Geotechnical peer review, Traffic, Tree Plan

Existing Environmental Documents Relevant to this Application: Environmental Checklist, Geotechnical, Preliminary Critical Areas Report, Preliminary Stormwater Report

REGULATORY INFORMATION

Zoning: VR – Village Residential

Comprehensive Plan Designation: Multi-family Residential

Consistent With Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency: [Central Issaquah Development & Design Standards](#), [Central Issaquah Plan](#), [Comprehensive Plan](#) (Online at: issaquahwa.gov/codes_and_plans)

PUBLIC COMMENT

The application, with full size plans, is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

Written comments are due by 5:00 pm on the Public Comment Period date noted above to:

Development Services Department
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

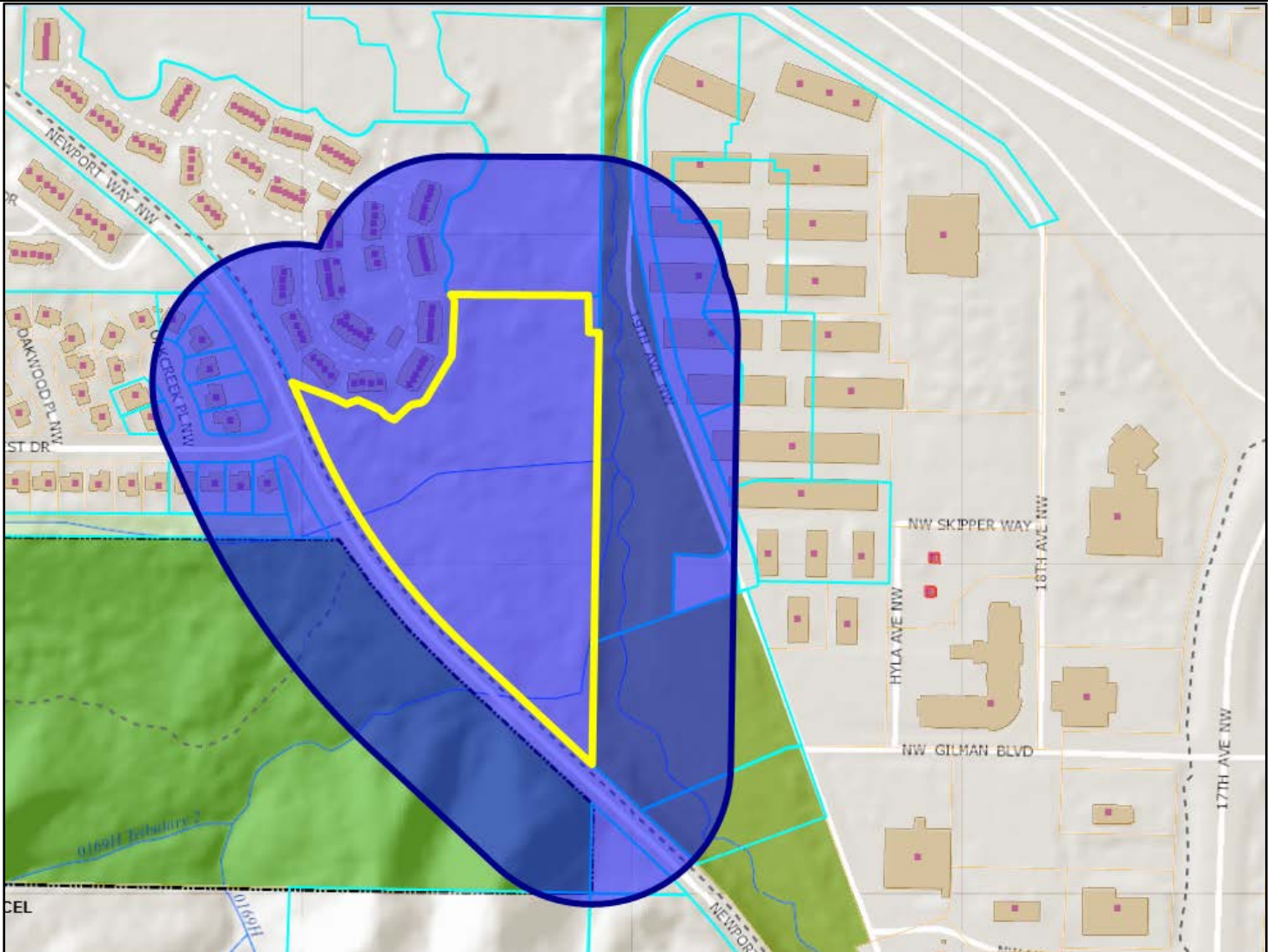
Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

SEPA: Washington State Environmental Policy Act

CITY CONTACT INFORMATION

Project Planner: Amy Tarce, Senior Planner
Phone Number: 425-837-3097
E-Mail: amyt@issaquahwa.gov

Development Services Department:
Phone Number: 425-837-3100
E-Mail: DSD@issaquahwa.gov



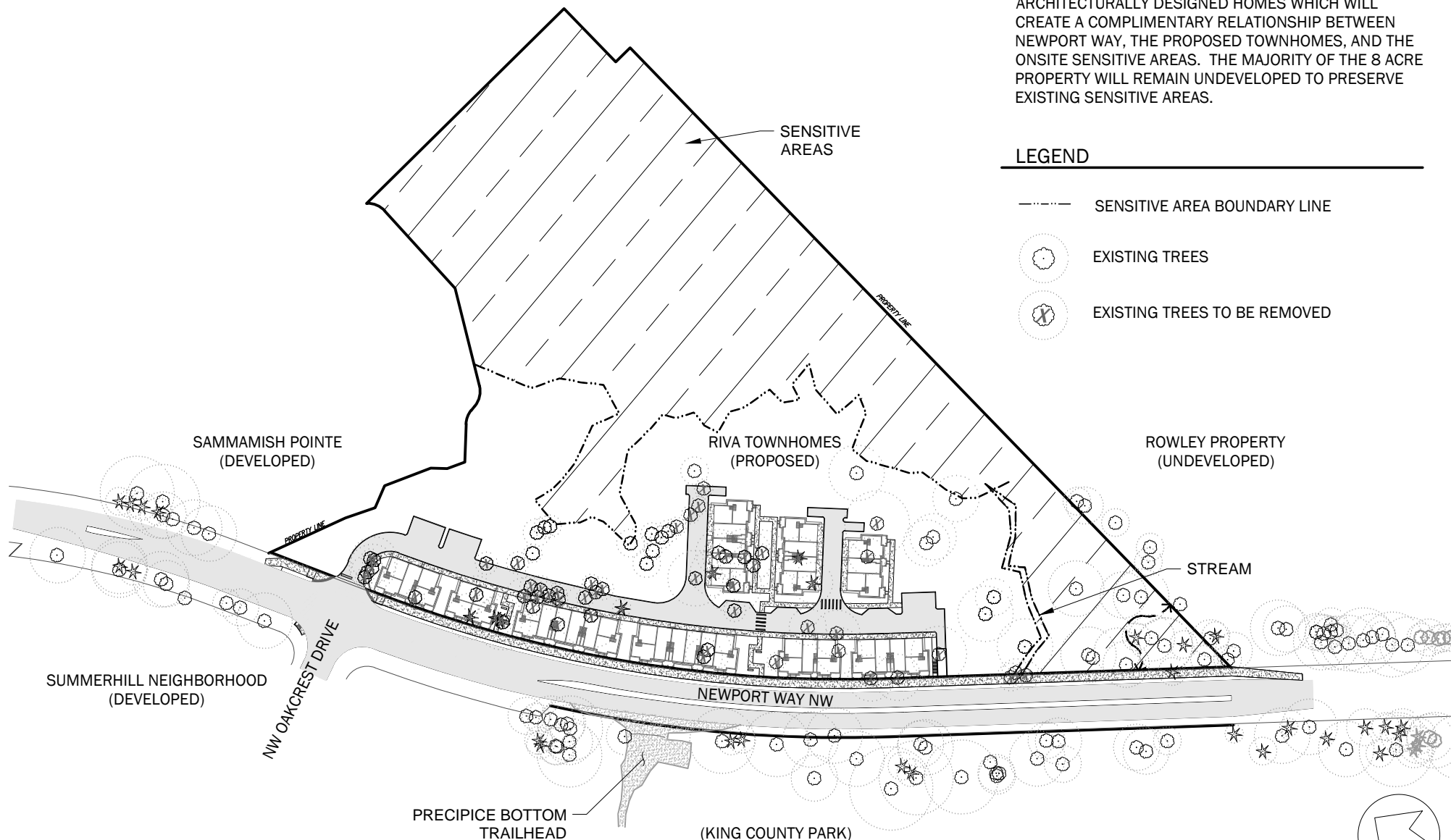
This map shows the properties within a 300 feet radius of the project site's property lines that were sent the Notice of Application for the Riva Townhomes, SDP15-00004.

PROJECT NARRATIVE

THE PRIMARY OBJECTIVE IS TO CREATE A DYNAMIC 36 TOWNHOME COMMUNITY THAT IMPLEMENTS THE VISION OF THE CENTRAL ISSAQUAH PLAN FOR THE NEWPORT WAY CORRIDOR. THE PROJECT WILL FEATURE QUALITY ARCHITECTURALLY DESIGNED HOMES WHICH WILL CREATE A COMPLIMENTARY RELATIONSHIP BETWEEN NEWPORT WAY, THE PROPOSED TOWNHOMES, AND THE ONSITE SENSITIVE AREAS. THE MAJORITY OF THE 8 ACRE PROPERTY WILL REMAIN UNDEVELOPED TO PRESERVE EXISTING SENSITIVE AREAS.

LEGEND

- SENSITIVE AREA BOUNDARY LINE
- ⊙ EXISTING TREES
- ⊗ EXISTING TREES TO BE REMOVED



RIVA TOWNHOMES
CONNER HOMES
CITY OF ISSAQUAH, WASHINGTON

ATTACHMENT B VICINITY MAP

SDP15-00004 Riva Townhomes

